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Conservation Commission Minutes, July 6, 2006

ARLINGTON CONSERVATION COMMISSION
MINUTES

JULY 6, 2006

Mr. Stevens called the meeting to order at 7:30 p.m. in the second floor conference room of the Town Hall Annex. Present were Catherine Garnett, Judith Hodges, Nathaniel Stevens, Ellen Reed, William O'Rourke, and David White of the Commission. Tim Sullivan of the Commission, was absent. Also in attendance were Jon-Eric White and Tim Whitman of the BSC Group, Gary Santini, Marie Santini, and Glenn Santini of Santini Realty, as well as Michele Oshima, John Belskis, Charlie Gallagher, Thomas Falwell, Patricia Worden, John Worden, Christine Deshler, Michelle Durocher, Anestis and Nataliem Ghamotakis, and Elsie Fiore.

7:30 p.m. - COMMISSION BUSINESS

David White reported on the installation of a Conservation Land sign installed at Turkey Hill, that about 30 plants have been installed along Ryder Street for which he will apply to the Conservation fund for reimbursement, and that the Open Space Committee is working on the most recent Open Space Plan.

David White and Bill O'Rourke motioned to approve the 6/15 minutes with minor changes; motion passed unanimously.

7:45pm - NOTICE OF INTENT – 40-42 Brattle Street

Mr Stevens began the hearing by explaining that as this is a 40B project, the Commission will review it like any other but only under the state wetland protection act and regulations, not the Town's wetlands bylaw. Review under the bylaw was by the Zoning Board, to which the Commission provided comments. introduced the project before the commission as a residential project that includes a 25% affordable housing units. As this project is listed as a 40B, the applicant must follow the state wetland protection act guidelines, not the town guidelines.

Jon-Eric White, of the BSC Group, presented the project for the applicant, Gary Santini. The development is proposed to be built on a 28,000 sq ft vacant parcel and will have 16 residential units. The number of units has been reduced from 20 as has the amount of black top from the original planned development. The drainage report presented to the commission is based on 18 units, so eventual drainage should be less. Previous comments from initial meeting have been addressed in report sent to the commission.

The bike path, adjacent to this site, is the high point for run off and water presently sheets across the site. BSC proposes to collect water from each building, as well as street and parking, and recharge through a vortek unit before discharging into town line which then discharges into Mill brook..

Tim Whitman, wetland specialist for BSC, explained that the land project site is outside of the 100 year flood plain to Mill Brook. The Mill Brook is contained between concrete walls at this point and there are two existing homes between the project and the river front. No real impact from Mill Brook has been recorded.

William O'Rourke asked about required recharge. Jon-Eric explained that they are required to recharge 0.013 acre feet for this project, but will be recharging 0.06 acres feet. Mr O'Rourke also asked who will maintain the Vortek. Thomas Falwell, attorney for the clientapplicant, said that the Applicant would agree to a commission maintenance requirement into the order of conditions to be included in the Certificate of Compliance and it will be carried out by the condo association.

Mr O'Rourke also suggested that inspection ports of the infiltration unit be installed to make future compliance with order of condition easier and to add this condition to the order of conditions to be included in the certificate of compliance.

Mr Stevens then read questions left by Conservation Commission administrator, Cori Beckwith.

Question 1- why are units to be developed at end of lot closest to the brook? Tim Whitman explained that this is the part of the land that was already developed.

Question 2 - mistake noted on page 6 of 7 in NOI.

Question 3 - no erosion control plan has been presented. Would like to see hay bales along Brattle Street and half way up Brattle Court. BSC will draw up a plan and present it to the Commission.

Question 4- question about where the proposed oak trees are to be planted. Cathy Garnett asked that a labeled planting plan be presented to the commission.

Question 5 - Discuss with landscape architect the types of plants used in this project.

Question 6 - Need a lawn care plan. Under bylaws, no fertilizer may be used on lawn after first year. Additional maintenance of the lawn may be put in the order of Conditions to the condo association.

Question 7 - Is there a deep sump catch basin. Jon-Eric reported that all 4 basins are deep. A detailed plan will be provided to the commission and show clean out on plan.

Question 9 - Are all utilities out of the 100 year flood plain? According to BSC, Mill Brook does not cross over Brattle Ct during flooding and into this lot.

Question 10 - asked applicant to provide confirmation of seasonal high ground water.

Comments were taken from the audience. John Belskis asked about snow storage run off and salt treatment in winter. Jon Jon-Eric admitted that this is a weak link in the storm water system as there is no treatment for salt and the guidelines are written for flooding from rainwater, not snow melt.

Elsie Fiore requested that all materials be sent to her via email as well as materials sent by applicants. Thomas Falwell, the applicants' attorney, asked that she make her request for public records through the commission or planning department. Elsie Ms. Fiore continued by challenging that the project is not outside the 100 year flood plain. She wants the town Town to be sure to protect its citizens so that they do not have to walk through 2 feet of water when flooding occurs.

Mrs. Worden asked if there had been any comparative studies about run off between the present conditions of the site and the projected conditions. She pointed that out that Brattle Street was closed briefly in this last spring heavy rains and that the previous development only had two homes and no black top.

Michele Oshima of Laurel Street said that she had witnessed flash flooding on properties abutting the brook on the Laurel Street side.

White/Hodges motioned to continue the hearing to July 20th; motion approved unanimously and all approved at 9:00 pm.

OTHER COMMISSION BUSINESS-

A site visit was made to 339 Mystic Street by David White, Nathaniel Stevens, Ellen Reed, and William O'Rourke on July 6th.

There is evidence of the neighbor, 337(?)5 is continuing to clear the buffer zone on his land. For 339, the commission suggests that the owners be required to plants at least eight native trees of habitat value, no less than 1 ½ inches in calcaliberpre. The cCommission will also request that a planting plan be presented to the commission by the owners of 339 to be approved before trees are planted.

Garnett/Reed motioned to approve the above enforcement action; motion passed unanimously.

Meeting adjourned at 9:15 pm

Respectfully submitted,
Ellen Reed
Commissioner